

**TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY**

Project Name: Goodin Limited Partition

PETS Activity Number: LSP970012

Project Type: Limited Partition

Description: 4 Lot Subdivision

Submittal Date: _____ Scan Date: _____

Status: Under Review Conditional Approval Approved

20' ELECTRIC EASEMENT

Commence at an old iron pipe marking the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 1 North, Range 2 East, Leon County, Florida and run thence South 00 degrees 46 minutes 29 seconds West along an old fence line also the West boundary line of the Northeast Quarter of the Southwest Quarter of said Section 27 a distance of 1319.72 feet to a railroad iron; thence run North 89 degrees 05 minutes 28 seconds East along the South boundary of said Northeast Quarter of the Southwest Quarter a distance of 667.54 feet to a concrete monument thence North 00 degrees 27 minutes 37 seconds East 1269.47 feet along the West boundary of the East half of said Northeast Quarter of the Southwest Quarter to the POINT OF BEGINNING, thence continue North 00 degrees 27 minutes 37 seconds East 20.00 feet; thence run North 89 degrees 59 minutes 09 seconds East 44.87 feet, thence run South 21 degrees 57 minutes 07 seconds East 504.90 feet; thence run South 68 degrees 02 minutes 53 seconds West 20.00 feet, thence North 21 degrees 57 minutes 07 seconds West for 491.39 feet, thence South 89 degrees 59 minutes 09 seconds West for 31.53 feet to the POINT OF BEGINNING.

thence South 00 degrees 46 minutes 29 seconds West along an old fence line also the West boundary line of the Northeast Quarter of the Southwest Quarter of said Section 27 a distance of 1319.72 feet to a railroad iron; thence run North 89 degrees 05 minutes 28 seconds East along the South boundary of said Northeast Quarter of the Southwest Quarter a distance of 667.54 feet to a concrete monument; thence continue North 89 degrees 06 minutes 21 seconds East along said South boundary a distance of 667.27 feet to a concrete monument; thence run North 00 degrees 09 minutes 17 seconds East along the East boundary of said Northeast Quarter of the Southwest Quarter a distance of 815.51 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 09 minutes 17 seconds East along said East boundary a distance of 248.85 feet; thence run North 86 degrees 19 minutes 14 seconds West 662.45 feet; thence run South 00 degrees 27 minutes 37 seconds West along the West boundary of the East half of said Northeast Quarter of the Southwest Quarter a distance of 199.32 feet; thence run South 82 degrees 05 minutes 04 seconds East 668.39 feet to the POINT OF BEGINNING, containing 3.40 acres, more or less.

LOT 4

Commence at an old iron pipe marking the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 1 North, Range 2 East, Leon County, Florida and run thence South 00 degrees 46 minutes 29 seconds West along an old fence line also the West boundary line of the Northeast Quarter of the Southwest Quarter of said Section 27 a distance of 1319.72 feet to a railroad iron; thence run North 89 degrees 05 minutes 28 seconds East along the South boundary of said Northeast Quarter of the Southwest Quarter a distance of 667.54 feet to a concrete monument; thence North 89 degrees 06 minutes 21 seconds East along said South boundary a distance of 667.27 feet to a concrete monument; thence run North 00 degrees 09 minutes 17 seconds East along the East boundary of said Northeast Quarter of the Southwest Quarter a distance of 1064.36 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 09 minutes 17 seconds East along said East boundary a distance of 247.72 feet to a concrete monument; thence run South 89 degrees 25 minutes 06 seconds West along the North boundary of said Northeast Quarter of the Southwest Quarter a distance of 660.20 feet to a concrete monument; thence run South 00 degrees 27 minutes 37 seconds West along the West boundary of the East half of said Northeast Quarter of the Southwest Quarter a distance of 198.50 feet; thence run South 86 degrees 19 minutes 14 seconds East 662.45 feet to the POINT OF BEGINNING, containing 3.39 acres, more or less.

Lots 1, 2, 3 & 4 as described above are subject to a 20 foot Utility Easement across the Westerly 20 feet thereof. The Westerly portion of Lots 2, 3 & 4 are subject to a 20 foot Electric Easement laying 10 feet each side of an existing electric service as shown. Also the above lots are subject to and together with an Ingress, Egress, & Utility Easement as shown and being more particularly described as follows:

INGRESS, EGRESS, & UTILITY EASEMENT

Commence at an old iron pipe marking the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 1 North, Range 2 East, Leon County, Florida and run thence South 00 degrees 46 minutes 29 seconds West along an old fence line also the West boundary line of the Northeast Quarter of the Southwest Quarter of said Section 27 a distance of 1319.72 feet to a railroad iron; thence run North 89 degrees 05 minutes 28 seconds East along the South boundary of said Northeast Quarter of the Southwest Quarter a distance of 667.54 feet to a concrete monument thence North 00 degrees 27 minutes 37 seconds East 804.07 feet along the West boundary of the East half of said Northeast Quarter of the Southwest Quarter to the POINT OF BEGINNING, from said POINT OF BEGINNING continue North 00 degrees 27 minutes 37 seconds East 30.50 feet, thence South 54 degrees 35 minutes 00 seconds East 24.40 feet, thence North 00 degrees 27 minutes 37 seconds East 295.61 feet; thence run South 86 degrees 19 minutes 14 seconds East 30.05 feet, thence run South 00 degrees 27 minutes 37 seconds West 608.06 feet; thence run North 81 degrees 27 minutes 16 seconds West 30.30 feet, thence North 00 degrees 27 minutes 37 seconds East for 279.38 feet, thence North 54 degrees 35 minutes 00 seconds West for 24.40 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION

OVERALL PARCEL (BY SURVEY)

Commence at an old iron pipe marking the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 1 North, Range 2 East, Leon County, Florida and run thence South 00 degrees 46 minutes 29 seconds West along an old fence line also the West boundary line of the Northeast Quarter of the Southwest Quarter of said Section 27 a distance of 1319.72 feet to a railroad iron; thence run North 89 degrees 05 minutes 28 seconds East along the South boundary of said Northeast Quarter of the Southwest Quarter a distance of 667.54 feet to a concrete monument and also being the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 06 minutes 21 seconds East along said South boundary a distance of 667.27 feet to a concrete monument; thence run North 00 degrees 09 minutes 17 seconds East along the East boundary of said Northeast Quarter of the Southwest Quarter a distance of 1312.08 feet to a concrete monument (#3328); thence run South 89 degrees 25 minutes 06 seconds West along the North boundary of said Northeast Quarter of the Southwest Quarter a distance of 660.20 feet to a concrete monument (#3328); thence run South 00 degrees 27 minutes 37 seconds West along the West boundary of the East half of said Northeast Quarter of the Southwest Quarter a distance of 1315.82 feet to the POINT OF BEGINNING, containing 20.02 acres, more or less.

MORE PARTICULARLY DESCRIBED AS THE FOLLOWING FOUR LOTS

LOT 1

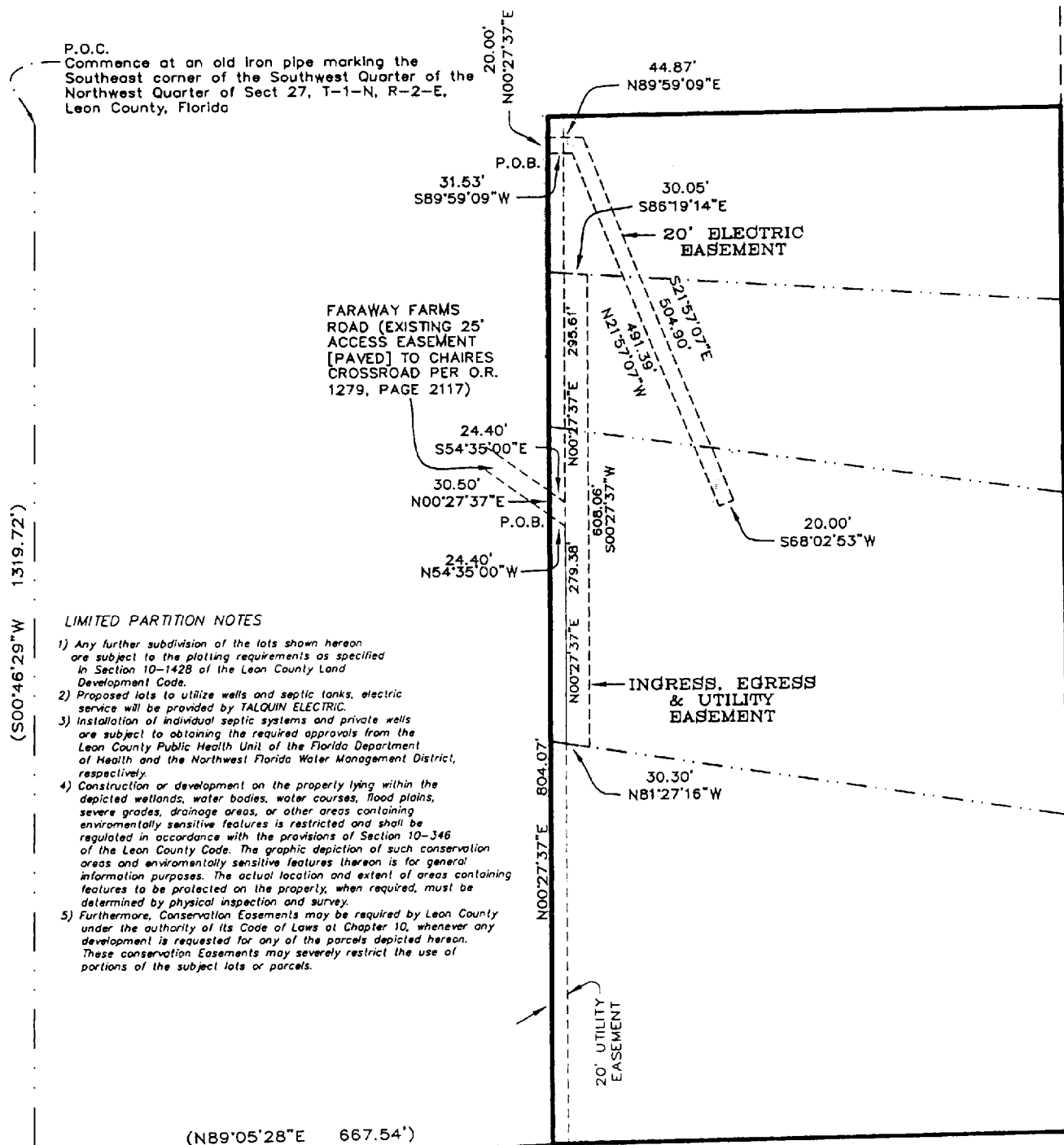
Commence at an old iron pipe marking the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 1 North, Range 2 East, Leon County, Florida and run thence South 00 degrees 46 minutes 29 seconds West along an old fence line also the West boundary line of the Northeast Quarter of the Southwest Quarter of said Section 27 a distance of 1319.72 feet to a railroad iron; thence run North 89 degrees 05 minutes 28 seconds East along the South boundary of said Northeast Quarter of the Southwest Quarter a distance of 667.54 feet to a concrete monument and the POINT OF BEGINNING, thence North 89 degrees 06 minutes 21 seconds East along said South boundary a distance of 667.27 feet to a concrete monument; thence run North 00 degrees 09 minutes 17 seconds East along the East boundary of said Northeast Quarter of the Southwest Quarter a distance of 403.32 feet, thence run North 81 degrees 27 minutes 16 seconds West 671.61 feet; thence run South 00 degrees 27 minutes 37 seconds West along the West boundary of the East half of said Northeast Quarter of the Southwest Quarter a distance of 513.55 feet to the POINT OF BEGINNING, containing 7.01 acres, more or less.

LOT 2

Commence at an old iron pipe marking the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 1 North, Range 2 East, Leon County, Florida and run thence South 00 degrees 46 minutes 29 seconds West along an old fence line also the West boundary line of the Northeast Quarter of the Southwest Quarter of said Section 27 a distance of 1319.72 feet to a railroad iron; thence run North 89 degrees 05 minutes 28 seconds East along the South boundary of said Northeast Quarter of the Southwest Quarter a distance of 667.54 feet to a concrete monument; thence continue North 89 degrees 06 minutes 21 seconds East along said South boundary a distance of 667.27 feet to a concrete monument; thence run North 00 degrees 09 minutes 17 seconds East along the East boundary of said Northeast Quarter of the Southwest Quarter a distance of 403.32 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 09 minutes 17 seconds East along said East boundary a distance of 412.19 feet; thence run North 82 degrees 05 minutes 04 seconds West 668.39 feet; thence run South 00 degrees 27 minutes 37 seconds West along the West boundary of the East half of said Northeast Quarter of the Southwest Quarter a distance of 404.45 feet; thence run South 81 degrees 27 minutes 16 seconds East 671.61 feet to the POINT OF BEGINNING, containing 6.22 acres, more or less.

LOT 3

Commence at an old iron pipe marking the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 27, Township 1 North, Range 2 East, Leon County, Florida and run



LIMITED PARTITION NOTES

- Any further subdivision of the lots shown hereon are subject to the platting requirements as specified in Section 10-1428 of the Leon County Land Development Code.
- Proposed lots to utilize wells and septic tanks, electric service will be provided by TALQUIN ELECTRIC.
- Installation of individual septic systems and private wells are subject to obtaining the required approvals from the Leon County Public Health Unit of the Florida Department of Health and the Northwest Florida Water Management District, respectively.
- Construction or development on the property lying within the depicted wetlands, water bodies, water courses, flood plains, severe grades, drainage areas, or other areas containing environmentally sensitive features is restricted and shall be regulated in accordance with the provisions of Section 10-346 of the Leon County Code. The graphic depiction of such conservation areas and environmentally sensitive features thereon is for general information purposes. The actual location and extent of areas containing features to be protected on the property, when required, must be determined by physical inspection and survey.
- Furthermore, Conservation Easements may be required by Leon County under the authority of its Code of Laws at Chapter 10, whenever any development is requested for any of the parcels depicted hereon. These conservation Easements may severely restrict the use of portions of the subject lots or parcels.

NOTES:

- THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY UNLESS NOTED.
- THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
- RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS.
- THIS PROPERTY LIES IN FLOOD ZONE(S) "X", AS PER FLOOD INSURANCE MAP PANEL No. 120143 0350 D, DATED 11/19/97.
- IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
- ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.

SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE	O.R. - OFFICIAL RECORD BOOK
AC - ACRES ±	PG. - PAGE
CH - CHORD	P.O.C. - POINT OF COMMENCEMENT
D.B. - DEED BOOK	P.O.B. - POINT OF BEGINNING
FCM - FOUND CONCRETE MONUMENT	R - RADIUS OR RANGE
FIR - FOUND IRON ROD	R/W - RIGHT OF WAY
(6/8" UNLESS NOTED.)	SCM - SET CONCRETE MONUMENT
F.I.R.M. - FLOOD INSURANCE RATE MAP	(4" X 4") UNLESS NOTED
FIP - FOUND IRON PIPE	SEC. - SECTION
FPIP - FOUND PINCHED IRON PIPE	SIR - SET 5/8" IRON ROD/CAP
FNC - FOUND NAIL AND CAP	SNC - SET NAIL AND CAP
L - ARC LENGTH	UNREC. - UNRECORDED
T - TOWNSHIP	
LB. - LICENSED BUSINESS	

EASEMENTS SHEET 2 OF 5

DRAWING:
7358LWPAR
PROJECT:
7358

BOUNDARY SURVEY OF:
LIMITED PARTITION OF:
A PARCEL IN SECT. 27,
T-1-N, R-2-E
LEON COUNTY, FLORIDA

A.D. Platt
& ASSOCIATES, INC.
489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303
PHONE: (850) 385-1036 FAX: (850) 385-1108
LICENSED BUSINESS No. 6590

CERTIFIED TO:

LINDA GOODIN

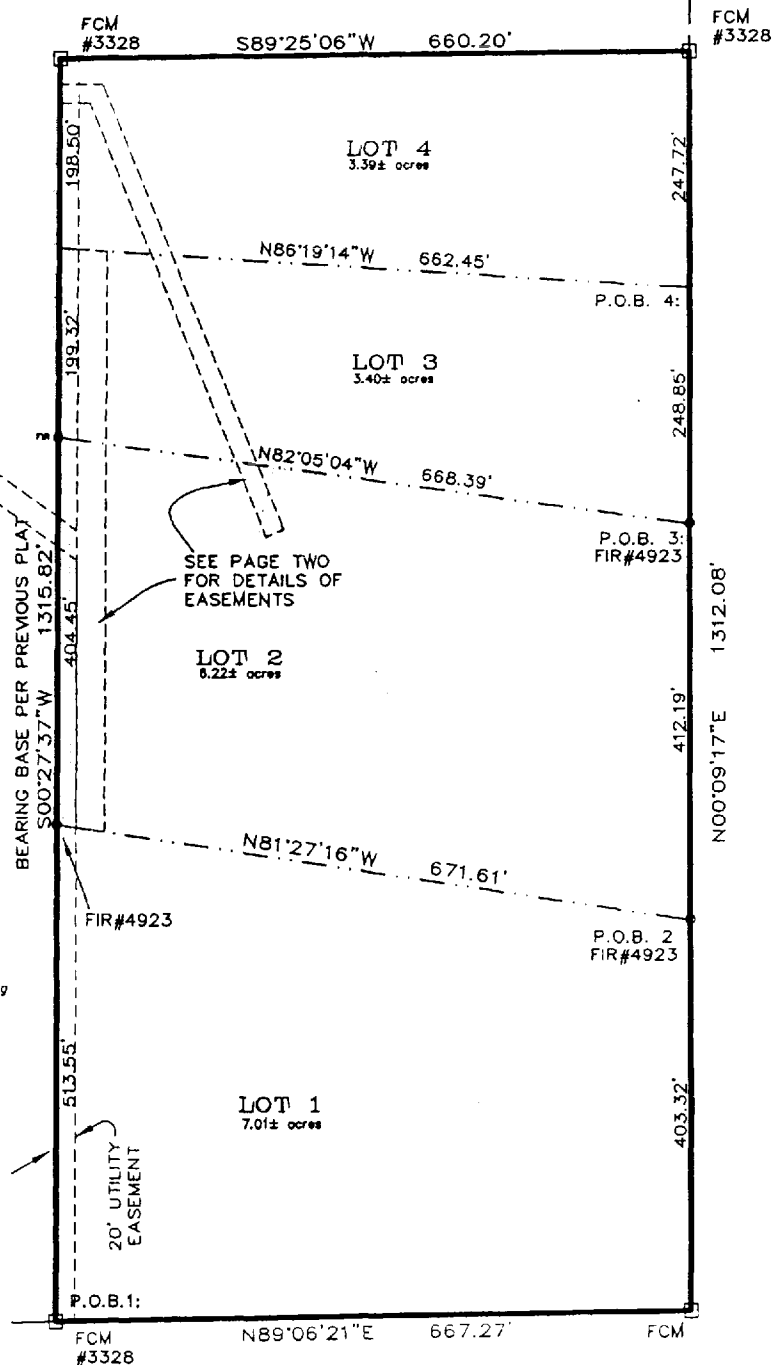
P.O.C.
Commence at an old iron pipe marking the
Southeast corner of the Southwest Quarter of the
Northwest Quarter of Sect 27, T-1-N, R-2-E,
Leon County, Florida

FARAWAY FARMS
ROAD (EXISTING 25'
ACCESS EASEMENT
[PAVED] TO CHAIRES
CROSSROAD PER O.R.
1279, PAGE 2117)

N
1" = 200'

LIMITED PARTITION NOTES

- 1) Any further subdivision of the lots shown hereon are subject to the platting requirements as specified in Section 10-142B of the Leon County Land Development Code.
- 2) Proposed lots to utilize wells and septic tanks, electric service will be provided by TALQUIN ELECTRIC.
- 3) Installation of individual septic systems and private wells are subject to obtaining the required approvals from the Leon County Public Health Unit of the Florida Department of Health and the Northwest Florida Water Management District, respectively.
- 4) Construction or development on the property lying within the depicted wetlands, water bodies, water courses, flood plains, severe grades, drainage areas, or other areas containing environmentally sensitive features is restricted and shall be regulated in accordance with the provisions of Section 10-346 of the Leon County Code. The graphic depiction of such conservation areas and environmentally sensitive features thereon is for general information purposes. The actual location and extent of areas containing features to be protected on the property, when required, must be determined by physical inspection and survey.
- 5) Furthermore, Conservation Easements may be required by Leon County under the authority of its Code of Laws at Chapter 10, whenever any development is requested for any of the parcels depicted hereon. These conservation Easements may severely restrict the use of portions of the subject lots or parcels.



NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY UNLESS NOTED.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS.
4. THIS PROPERTY LIES IN FLOOD ZONE(S) "X", AS PER FLOOD INSURANCE MAP PANEL No. 120143 0350 D, DATED 11/19/97.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR.
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED.

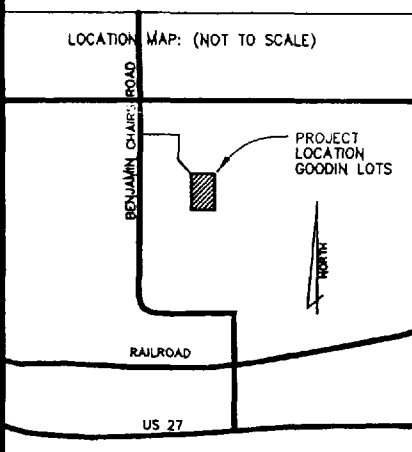
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 61G17-6).

Alan D. Platt
ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

10/16/03
DATE SIGNED
9-15-2003
DATE SURVEYED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 5



SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE
AC - ACRES ±
CH - CHORD
D.B. - DEED BOOK
FCM - FOUND CONCRETE MONUMENT
FIR - FOUND IRON ROD
(5/8" UNLESS NOTED)
F.I.R.M. - FLOOD INSURANCE RATE MAP
FIP - FOUND IRON PIPE
FPIP - FOUND PINCHED IRON PIPE
FNC - FOUND NAIL AND CAP
L - ARC LENGTH
LB. - LICENSED BUSINESS
O.R. - OFFICIAL RECORD BOOK
PG. - PAGE
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R - RADIUS OR RANGE
R/W - RIGHT OF WAY
SCM - SET CONCRETE MONUMENT
(4" x 4") UNLESS NOTED
SEC. - SECTION
SP - SET 5/8" IRON ROD/CAP
SNC - SET NAIL AND CAP
UNREC. - UNRECORDED

DRAWING:
7358UMPAR

PROJECT:
7358

BOUNDARY SURVEY OF:
LIMITED PARTITION OF:
A PARCEL IN SECT. 27,
T-1-N, R-2-E
LEON COUNTY, FLORIDA

A.D. Platt
& ASSOCIATES, INC.
489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303
PHONE: (850) 385-1036 FAX: (850) 385-1108
LICENSED BUSINESS No. 6590

CERTIFIED TO:

LINDA GOODIN

**TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY**

Project Name: Goodin Limited Partition

PETS Activity Number: LSP970012

Project Type: Limited Partition

Description: 4 Lot Subdivision

Submittal Date: _____ Scan Date: _____

Status: Under Review Conditional Approval Approved

**TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY**

Project Name: Goodin Limited Partition

PETS Activity Number: LSP 970012

Project Type: Limited Partition

Description: 12-27-20-622-0000

Submittal Date: May 19, 2004 Scan Date: July 16, 2004

Status: **Under Review**

Conditional Approval

Approved



LINDA GOODIN